



Site Plan Review and Variance Request

Date: Thursday, March 10, 2022

Project: 10325096

To: Walter E. Reeves Jr., AICP - Development Services Director, City of Angleton
Lindsay Koskiniemi, CGFO, CPM, MPA - Assistant Director of Development Services, City of Angleton

From: John Peterson, PE – Senior Project Manager, HDR
Valetta Saldanha, PE – Project Manager, HDR

Subject: City of Angleton – Chenango GST Replacement Project

Mr. Reeves,

The Chenango Water Plant located at 1030 N Chenango St, Angleton, TX 77515 in the City of Angleton (City) is a potable water storage and boosting station. The Plant comprises of a 1 million gallons gunite ground storage tank (GST), booster pumps and disinfection system. The existing gunite GST was constructed in 1954 and is now past its useful life. This project focuses on the need for an emergency replacement of the 1 million gallons gunite GST with a new 1 million gallons Type III concrete GST. This letter is to request the Development Services perform a site plan review and review our request for the variances listed below in the letter.

On July 14, 2021, an inspection was performed on this GST by an independent third party after concerns with leakage from the structure was reported. The deteriorating condition of the GST is shown by signs of cracks on the exterior tank wall and roof of the GST. The roof on the existing tank is in much worse condition than believed prior to the inspection causing the price of rehabilitation to increase significantly. The roof will have to be fully replaced. The report identified a hole in the existing roof of the GST. City staff immediately performed a repair to the hole on the GST roof. The City has patched up the cracks and made immediate minor repairs to keep the GST in service and the water quality in compliance with TCEQ. An inspection of the GST was done by GST vendors. Due to the age of the GST, the City wants to replace the GST (please see Attachment 2 for full inspection report and photos of the GST).

The Plant is one of three booster stations in the City and provides approximately one-third of the City's booster pumping capacity. Hence, this Plant is critical to the overall storage and pumping requirements of the City's water system. Due to this GST being critical storage infrastructure, it cannot be taken out of service for long periods of time for maintenance. The proposed plan is to construct the new GST next to the existing GST on the same site, commission it, and then demolish the existing GST.

Due to the prevailing concerns with the GST, the City issued an emergency on August 10, 2021 (please see Attachment 2). TCEQ also conducted a separate Level 1 Assessment of the plant on August 26, 2021 that advised the replacement of the existing GST at the City's earliest convenience (please see Attachment 3).

In the light of these circumstances, we requested and got approval from the Texas Commission on Environmental Quality (TCEQ) qualifying this project for an emergency replacement (please see



Attachment 4). We have already submitted 75% design drawings and specifications to the City of Angleton Public Works on January 28, 2022 (please see Attachment 5). The City had no comments on this progress submittal. We are progressing towards 100% drawings. We had contacted Doug Roesler with the Angleton Drainage District (ADD) who confirmed that the ADD does not have a regulation concerning finish floor elevation (please see Attachment 6). The site was recently replatted and the revised plat is attached for reference (see Attachment 7).

Based on our previous emails and phone calls in December 2021 and March 2022, discussing the site plan review process and request for variances, we are submitting this package for your review.

Due to the constraints mentioned previously and the emergency nature of this project, we are requesting your approval of these three variances:

1. Setback variance:

Code Requirement:

Per Sec. 28-50. - SFA—Single-family attached residential district (Townhomes): The required setbacks are 25-ft from the Chenango Street Right-of-Way (ROW), 5-ft from side (north property line) and 20-ft from rear (east property line).

Variance Request:

We request a variance to setback the proposed GST 15-ft from Chenango Street ROW.

2. Parking variance:

Code Requirement:

Per Sec. 28-101. - Off-street parking and loading requirements: Facilities exceeding 2,000 square feet would be required to provide off-street parking and applicable handicapped parking spots.

Variance Request:

We request a variance from providing offsite parking since the existing pump building in this facility is about 500 square feet (less than 2,000 square feet). Since we are not providing off-street parking, we are not required to comply with Section 28101 F1L to provide one single space and handicap parking spaces. There is no office building or restroom on this facility. The operators check on this site for operational and maintenance activities only.

3. Fencing and screening variance:

Code Requirement:

Per Sec. 28-104. - Fencing, walls and screening requirements.

Variance Request:

The facility was built in 1954 and existing site fencing does not meet current City of Angleton Code of Ordinances fencing requirements. The site already has existing fencing currently around the perimeter of the property which meets the intruder resistant fencing requirements of the TCEQ Chapter 290.

If you have any further questions, please do not hesitate to reach me via email john.peterson@hdrinc.com or phone 713-622-9264 OR valetta.saldanha@hdrinc.com or phone 713-576-3542.

Thank you,

John Peterson